

**ATTACHMENT A
PARADISE TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 7:00 P.M., JANUARY 31, 2017**

02/07/17 PC

1. **TM-0172-16 – FJM VALLEY VIEW ASSOCIATES, LLC:**
TENTATIVE MAP for an industrial subdivision on 6.2 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the west side of Valley View Boulevard and the south side of Oquendo Road within Paradise. SS/pb/ml (For possible action)

02/21/17 PC

2. **UC-0883-14 (ET-0190-16) – IGLESIA NI CRISTO (CHURCH OF CHRIST):**
USE PERMIT FIRST EXTENSION OF TIME: to increase the height of ornamental spires.
DESIGN REVIEWS for the following: 1) demolition of a portion of an existing building; 2) a building addition and remodel; and 3) site and parking lot reconfiguration in conjunction with an existing place of worship on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Rawhide Street and Mountain Vista Street within Paradise. MBS/jvm/mcb (For possible action)
3. **UC-0700-16 – G2 GATEWAY, LLC:**
USE PERMIT to increase density.
DESIGN REVIEW for modifications to an approved mixed use development consisting of residential, commercial, open space, and amenity components on 2.4 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-2 and MUD-3 Overlay Districts. Generally located on the east side of Maryland Parkway and the north side of Dorothy Avenue within Paradise. MBS/dg/ml (For possible action)
4. **WS-0764-16 – TEG MARYLAND, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) landscaping; and 3) non-standard off-site improvement in conjunction with an existing commercial building.
DESIGN REVIEWS for the following: 1) modifications to the exterior of an existing commercial building; and 2) a proposed drive-thru service in conjunction with an existing commercial building on 0.5 acres in a C-1 (Local Business) Zone in an MUD-3 Overlay District. Generally located on the southeast corner of Maryland Parkway and Elizabeth Avenue within Paradise. MBS/al/ml (For possible action)

02/22/17 PC

5. **DR-0907-16 – GIVANT DAWN:**
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increase finished grade on 6.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 340 feet west of Pearl Street within Paradise. CG/mk/ml (For possible action)

6. **UC-0899-16 – BOULEVARD VENTURES, LLC:**
USE PERMIT for a proposed recreational facility (rock climbing wall, electric go-kart track, miniature golf, and laser tag) in conjunction with a restaurant located within an existing shopping center (Boulevard Mall).
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs where not permitted.
DESIGN REVIEWS for the following: **1)** roof sign; and **2)** modifications to the façade of an existing building for a restaurant and recreational facility within an existing shopping center (Boulevard Mall) on 57.8 acres in a C-2 (General Commercial) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located 750 feet east of Maryland Parkway, 800 feet north of Katie Avenue within Paradise. CG/al/mcb (For possible action)
7. **UC-0900-16 – BRE/HC LAS VEGAS PROPERTY HOLDING:**
USE PERMITS for the following: **1)** a proposed multi-family residential development; and **2)** increase building height.
WAIVER OF DEVELOPMENT STANDARDS for reduced height setback from an arterial street (Paradise).
DESIGN REVIEW for a proposed multi-family residential development on a parcel within a residential/retail/office center (Howard Hughes Center) on 7.5 acres in an H-1 (Limited Resort and Apartment) Zone within the MUD-1 Overlay District. Generally located on the south side of Sands Avenue, west side of Paradise Road, and east side of Howard Hughes Parkway within Paradise. CG/mk/mcb (For possible action)
8. **UC-0908-16 – TROPICANA LAS VEGAS, INC.:**
USE PERMIT for deviations from development standards as shown per plans on file.
DEVIATIONS for the following: **1)** alternative landscaping along a street; **2)** reduced drive aisle widths; **3)** reduced loading space requirements; and **4)** all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements within the right-of-way (Tropicana Avenue).
DESIGN REVIEWS for the following: **1)** a proposed building addition and remodel consisting of a porte cochere, lobby area, outside dining area, retail, bar, office, and back-of-house areas; and **2)** tandem parking in conjunction with an existing resort hotel (Tropicana) on 35.2 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. MBS/gc/mcb (For possible action)
9. **UC-0910-16 – ELLIS, GARY ENTERPRISES INC, ET AL:**
USE PERMIT for deviations per plans on file for signage in conjunction with an existing resort hotel (Ellis Island).
DEVIATIONS for the following: **1)** reduce the separation between existing freestanding signs; **2)** allow 2 animated (video units) signs; and **3)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** increase height of proposed animated (video unit) signs; **2)** increase area of a proposed animated signs; and **3)** increase the number of animated (video units) signs in conjunction with an existing resort hotel (Ellis Island) on 5.3 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Koval Lane and Rochelle Avenue within Paradise. MBS/md/ml (For possible action)

10. **WS-0892-16 – FOLIAGE, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an existing chain link fence as a buffer; and 2) increase fence height in conjunction with an existing liquor store on 0.8 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the east side of Palo Verde Road and the west side of Swenson Street, 660 feet south of Tropicana Avenue within Paradise. MBS/jt/mcb (For possible action)

OQUENDO/VALLEY VIEW
(TITLE 30)

VALLEY VIEW BLVD/OQUENDO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-0172-16 – FJM VALLEY VIEW ASSOCIATES, LLC:

TENTATIVE MAP for an industrial subdivision on 6.2 acres in an M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the west side of Valley View Boulevard and the south side of Oquendo Road within Paradise. SS/pb/ml (For possible action)

RELATED INFORMATION:

APN:

162-31-604-002 & 003

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5959 S. Valley View Boulevard, 3873 W. Oquendo Road, and 3876 Ponderosa Way (multiple addresses on site)
- Site Acreage: 6.2
- Number of Lots: 1
- Project Type: Industrial subdivision

Site Plans

The plans depict a 1 lot industrial subdivision with frontage along Oquendo Road and Valley View Boulevard. The site also has access to Ponderosa Way via shared access with the adjacent parcels to the south. There are 7 existing office/warehouse buildings on the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Industrial	M-1	Office/warehouse & light manufacturing

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Building Department – Geotechnical

The following is commentary and does not necessarily require action. The site is located within a 2000-foot seismic buffer. New foundations that require a Geotechnical Investigation per Section 1803.2 of the Southern Nevada Building Code Amendments (SNBCA) will require an evaluation to address the potential for surface fault rupture per Appendix P of SNBCA. The evaluation could potentially result in additional setback distances (no build zones) per SNBCA 1808.10 if faults are identified onsite.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works – Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FJM Valley View Associates, LLC

CONTACT: Sonia Macias, DRC Surveying Nevada Inc., 7080 La Cienega Street, Suite 200, Las Vegas, NV 89119

02/21/17 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

MOUNTAIN VISTA ST/RAWHIDE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0883-14 (ET-0190-16) – IGLESIA NI CRISTO (CHURCH OF CHRIST):

USE PERMIT FIRST EXTENSION OF TIME: to increase the height of ornamental spires.

DESIGN REVIEWS for the following: 1) demolition of a portion of an existing building; 2) a building addition and remodel; and 3) site and parking lot reconfiguration in conjunction with an existing place of worship on 2.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southwest corner of Rawhide Street and Mountain Vista Street within Paradise. MBS/jvm/mcb (For possible action)

RELATED INFORMATION:

APN:

161-29-401-001

LAND USE PLAN:

WINCHESTER/PARADISE - INSTITUTIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5515 Mountain Vista Street
- Site Acreage: 2
- Project Type: Place of worship (building demolition, addition and increase height of ornamental spires)
- Number of Stories: 1
- Building Height: 34 feet
- Ornamental Spire height: 49 feet
- Square Feet: 6,694 (proposed addition)/6,156 (existing building)/9,482 (building demolition)
- Parking Required/Provided: 129/129

Site Plan

The original request was for the demolition of a portion of an existing place of worship, a proposed building addition, and remodel of the existing portion of the building, increased height of ornamental spires, and site redesign in conjunction with an existing place of worship. The plans show a 9,482 square foot portion of an existing place of worship building being demolished and replaced with a 6,694 square foot single story building. The existing portion of the building, including the fellowship hall, will be remodeled to fit in with the proposed addition. Previous use permits and variances established the place of worship and day care; however, the day care is no longer in operation. No changes were proposed to the existing parking lot located

on the east side of the building, trash enclosure located on the south side of the building and a portion of the west side parking lot. The site re-design will create a row of parking spaces and a driveway on the south side of the building. Three parking spaces will be removed to allow for the proposed driveway to connect the east and west parking lots. No changes were proposed to the 5 existing access driveways and the porte-cochere along Rawhide Street. A previous variance approved the setback reduction to 6 feet for the existing porte-cochere from the northern property line.

Landscaping

There is sporadic, existing landscaping along Rawhide Street and Mountain Vista Street. Also there are landscape buffers along the south and west property lines and landscape islands between the new parking spaces. The applicant is proposing additional landscaping within the landscape areas to enhance the site. The proposed landscaping includes but is not limited to 24 inch box Mesquite and Canary Island Date Palm trees, 5 gallon Lantana, Red Yucca, and groundcover (crushed rocks).

Elevations

The original plans showed a 1 story 24.5 foot high building addition to the 22.5 foot high existing building. The building will have four, 49 foot high ornamental spires located on each corner of the remodeled building. The building will consist of stucco finish with enhanced architectural treatments such as stained glass panels, exterior moldings, door and window treatments (wood relief panels, wood trim panels), and a decorative standing seam roof to match the existing building. The south elevation shows a parapet wall on the proposed building addition to the screen mechanical equipment. The building will be painted white.

Floor Plans

The original plans showed a 15,850 square foot existing place of worship building of which 9,482 square feet of the building is being demolished. The remaining 6,156 square foot building will be remodeled to accommodate offices, restrooms, and a function hall. The proposed 6,694 square foot building addition will be used as a sanctuary area, 2 dressing rooms, and a prayer room.

Signage

There is an existing wall sign stating the symbol and name of the place of worship "Iglesia Ni Cristo". There was no additional signage proposed with the original or this request.

Previous Conditions of Approval

Listed below are the conditions of approval for UC-0883-14:

Current Planning

- Additional street landscaping per plans;
- Additional landscaping buffer (evergreen trees) on the south and west property lines to screen the adjacent residential development;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Drainage study and compliance;
- Close and reconstruct existing driveway closest to the intersection with full off-site improvements.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant states that they are requesting this extension of time because of scheduling conflicts with this project and other construction projects they have throughout the world.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0883-14	Original use permit and design review	Approved by PC	January 2015
VC-0015-84	Maintain a 560 square feet porte-cochere approximately 6 feet from the side street (Rawhide Street)	Approved by BCC	March 1984
AC-101-83	An architectural supervision to construct and maintain a place of worship	Approved by PC	July 1983
UC-073-80	Day care in conjunction with a place of worship – expired	Approved by PC	June 1980
UC-037-74	Place of worship	Approved by PC	May 1974

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E & R-1	Single family residential subdivision
West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential subdivision
South	Residential Low (up to 3.5 du/ac)	R-E & C-P	Single family residences & office building
East	Residential Urban Center (18 du/ac to 32 du/ac)	R-3 & R-4	Multi-family residential development

Clark County Public Response Office (CCPRO)

Case 16-14968 is an active complaint for the church conducting services while the structure is under renovation.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since approval of the original use permit in January 2015, the applicant has approved off-sites for the project (15-8538) and the demolition on the project has occurred. However, the grading permit and the permit for the new addition have not been approved by Clark County staff. Since the applicant has made some progress toward completion of the project, staff can support an additional year to complete the project.

Public Works – Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until January 6, 2018 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Alberto Santa Maria

CONTACT: Alberto Santa Maria, 2201 Marlboro Drive, Henderson, NV 89014

DRAFT

MIXED USE DEVELOPMENT
(TITLE 30)

MARYLAND PKWY/DOROTHY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0700-16 – G2 GATEWAY, LLC:

USE PERMIT to increase density.

DESIGN REVIEW for modifications to an approved mixed use development consisting of residential, commercial, open space, and amenity components on 2.4 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-2 and MUD-3 Overlay Districts.

Generally located on the east side of Maryland Parkway and the north side of Dorothy Avenue within Paradise. MBS/dg/ml (For possible action)

RELATED INFORMATION:

APN:

162-23-419-002 & 003

USE PERMIT:

1. Increase the allowable density in the MUD-2 Overlay District (50 dwelling units per acre) through the use of development incentives to approximately 78.3 dwelling units per acre (188 units):
 - a. A 20% density bonus for a development located within walking distance along the nearest pedestrian access to an existing transit stop (Regional Transportation Commission transit facility on UNLV campus) (60.0 du/ac).
 - b. A 20% density bonus for an existing grocery store (Vons) located within walking distance (950 feet) (70.0 du/ac).
 - c. A 30% density bonus for a development located within 1,320 feet of the University of Nevada Las Vegas (UNLV) campus (100 feet from the UNLV campus) (up to 85.0 du/ac).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1280 Dorothy Avenue & N/A
- Site Acreage: 2.4
- Number of Lots/Units: 188
- Density: 78.3 du/ac
- Project Type: Mixed use development consisting of residential (single room occupancy apartments), commercial, open space, and amenity components

- Number of Stories: 6
- Building Height: 74 feet (roof)/81 feet (top of parapet wall)
- Square Feet: 18,950 (retail/restaurants)/85,170 (single room occupancy apartments)/10,422 (UNLV police services - existing)/21,173 (office)
- Open Space Required/Provided: 47,293 square feet/50,295 square feet
- Parking Required/Provided: 432 (mixed use development) & 384 (UNLV student and faculty parking)/816 (overall parking provided on-site)

Mixed-Use Overlay District

This project is located within the Mixed-Use Overlay District, Sub-District 2 area. There is only a small linear strip of MUD-3 along the east portion of the site that covers a portion of right-of-way. The MUD-2 area has specific design and development criteria, which advances an expectation of a highly concentrated mixture of low-rise to high-rise (up to 100 feet) residential, commercial, employment, and recreational uses typical of high density suburban areas. The MUD-2 is also characterized by a highly developed pedestrian network and access to a combination of transportation options, such as arterial streets, and high frequency transit consisting of enhanced bus service. However, final project proposals and locations will be reviewed based on density, consideration and land use compatibility.

Site Plans

The plans depict a project consisting of a number of components: residential, commercial, open space indoor and outdoor amenity areas, and an existing parking garage. The residential component consists of 188 units at a density of 78.3 dwelling units per acre. The base density for a mixed-use project in the MUD-2 Overlay District is 50 dwelling units per acre. The applicant requests to increase the density beyond 50 dwelling units per acre through the use of density bonuses. The single room occupancy apartments will be on floors 3 through 6.

The commercial component is located on the first level of the building along the Maryland Parkway frontage and consists of the following: 1) 5,200 square feet of restaurant/retail; and 2) 13,750 square feet of additional retail and possible restaurant uses. Additionally, the second floor will contain a 21,173 square foot space for UNLV offices. Parking for the development is provided by an existing parking garage located on the east side of the site but fully integrated into the overall building. Access to the site is via driveways along Maryland Parkway and Dorothy Avenue.

Buffering, Landscaping, & Open Space

The project provides a total of 50,295 square feet of open space where 47,293 square feet is required. Open space includes a minimum 25 foot wide pedestrian realm along Maryland Parkway and 20 foot wide pedestrian realm along Dorothy Avenue and Deirdre Street. The pedestrian circulation plan depicts pedestrian movement and convenient access throughout the site. Additional open space includes an internal courtyard with a pool and indoor amenity space, including balconies, terraces, lounge, outdoor decks, and rooftop open space.

Elevations

The development consists of a 6 story, 81 foot high building for the commercial and residential components with an integrated parking garage. Exterior elevations depict different types of stucco finished and colored aluminum windows with tinted glass. All elevations are enhanced and feature various amounts of façade articulation with architectural elements that feature

painted metal elements and metal siding to provide a varied architectural element. The building complies with all applicable setbacks related to height/setback requirements from Maryland Parkway.

Floor Plans

The original plans depicted a variety of units that are arranged in the form of dorms/student housing. This request is for 188 single room occupancy apartments. The commercial component is located on the first level of the building along the Maryland Parkway frontage and consists of the following: 1) 5,200 square feet of restaurant/retail; and 2) 13,750 square feet of additional retail and possible restaurant uses. Additionally, the second floor will contain a 21,173 square foot space for UNLV offices. The residential component is planned on levels 3 to 6.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this is phase 2 of the overall development and consists of a new 6 story building with retail, restaurants, and single room occupancy residential apartments. The applicant indicates that this development fits in with what has been desired and discussed for this area. The development has an urban feel with retail and pedestrian friendly realms on Maryland Parkway with the parking behind the retail. The building stair-steps back as it transfers from retail and office to residential to prevent heavy massing along Maryland Parkway. The phase 2 building has articulation and provides a visually interesting facade along Maryland Parkway.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0484-14 (WC-0138-14)	Waiver of conditions of a vacation and abandonment requiring a bus turnout and bus shelter pad along Maryland Parkway	Approved by BCC	January 2015
ZC-0483-14 & TM-0083-15 (WC-0039-15)	Waiver of conditions on 2 separate land use applications requiring compliance with Uniform Standard Drawings for commercial driveways	Approved by BCC	June 2015
ZC-0483-14	Reclassified the site to a U-V zone for a mixed use development	Approved by BCC	July 2014
UC-0292-10	On-premises consumption of alcohol and separation from a residential use – expired	Approved by PC	August 2010
WS-0907-04	Reduced parking in conjunction with an expansion to a retail center – expired	Approved by PC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Restaurant & shopping center
East	Residential High (8 to 18 du/ac)	R-3	Multiple family residential development
South	Commercial General	C-2	Restaurant, coffee shop, & shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial General & Public Facilities	C-2, C-1, & P-F	Shopping center, restaurant, & UNLV

The immediate area is within the MUD-2 and MUD-3 Overlay Districts.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrates the use shall not result in a substantial or undue adverse effect on adjacent properties.

The density incentives provided in the mixed-use ordinance exist specifically to allow for increased densities when a good design is utilized, site location is appropriate, and additional amenities are provided. The Maryland Parkway corridor has a variety of additional commercial developments that are within walking distance of the project. Staff finds the project is well integrated and in an appropriate location for the requested increased density. Staff finds the request complies with Urban Land Use Policy 1 of the Comprehensive Plan which encourages, in part, urban/suburban growth patterns that promote automobile dependency and support alternative modes of transportation. The use of density bonuses and incentives also comply with Urban Land Use Policy 3 which encourage the use of compact building design where urban density is developed within one-quarter of a mile of transit.

Design Review

The proposed project is in compliance with all applicable Urban Land Use Mixed Use Development Policies 106 through 131. The project incorporates a balanced level of horizontal and vertical integration that is safe and convenient, primarily for pedestrians. The site is well connected and integrated, with parking areas and pedestrian zones that mutually complement each other. The applicant worked with staff in designing an overall project that also complies with provisions of the Maryland Parkway Art Plan and draft provisions for the Maryland Parkway Design Overlay. The project integrates multiple uses and is also located in an area that has additional commercial developments within walking distance of the project along Maryland Parkway. The size of the commercial component provided within the project will commensurate with the amount of the provided residential component. Staff finds that the project meets the purpose and expectations of the Mixed-Use Overlay District and is in conformance with the intent and purposes of Title 30 and the Comprehensive Plan. Therefore, staff can support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to

continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting on March 8, 2017 at 9:00 a.m. for final action, unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- No comment.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; the Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: G2 Gateway, LLC

CONTACT: Ben Girardin, 801 Las Vegas Boulevard South, Las Vegas, NV 89101

DRAFT

02/21/17 PC AGENDA SHEET

BUILDING REMODEL
(TITLE 30)

MARYLAND PKWY/ELIZABETH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-0764-16 – TEG MARYLAND, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) landscaping; and 3) non-standard off-site improvement in conjunction with an existing commercial building.

DESIGN REVIEWS for the following: 1) modifications to the exterior of an existing commercial building; and 2) a proposed drive-thru service in conjunction with an existing commercial building on 0.5 acres in a C-1 (Local Business) Zone in an MUD-3 Overlay District.

Generally located on the southeast corner of Maryland Parkway and Elizabeth Avenue within Paradise. MBS/al/ml (For possible action)

RELATED INFORMATION:

APN:

162-23-403-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking for a proposed restaurant to 17 spaces where a minimum of 35 spaces are required (a 51.4% reduction).
2.
 - a. Waive landscaping along Maryland Parkway where landscaping per Figure 30.64-17 is required.
 - b. Waive landscaping to a less intense use along the east property line where landscaping per Figure 30.64-11 is required.
3. Permit non-standard off-site improvement (landscaping) within the rights-of-way.

LAND USE PLAN:

WINCHESTER/PARADISE – COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4856 S. Maryland Parkway
- Site Acreage: 0.5
- Project Type: Remodel an existing commercial building
- Number of Stories: 1
- Building Height: 22 feet
- Square Feet: 3,445
- Parking Required/Provided: 33/17

Site Plan

There is an existing building on the northeastern portion of the site, which was originally constructed as a convenience store in 1976. The front of the building faces west toward Maryland Parkway. There are 3 existing driveways, 2 on Elizabeth Avenue and 1 on Maryland Parkway that provide access to the site. The existing driveways on Elizabeth Avenue are located to the front (west) and rear (east) of the building. Parking is located in the front of the building. The proposed drive-thru service is located along the south and east sides of the building. Vehicles will enter the drive-thru service on the south and will exit the site from the existing driveway on the northeast corner of the site. A new trash enclosure is being added along the south property line, approximately 37 feet east of Maryland Parkway.

Landscaping

There are existing landscape areas located along Maryland Parkway and Elizabeth Avenue within the rights-of-way. The plans indicate these landscape areas will be replanted with shrubs and groundcover. There is an existing landscape area to the north of the building which consists of 2 existing trees. Additional trees, shrubs, and groundcover are being added to the landscape area. There are also existing landscape areas located on the northwest and southwest corners of the site that will be replanted with trees, shrubs, and groundcover. New landscape areas are being added to the south side of the building and to the north and south of the proposed drive-thru lane, which will also consist of trees, shrubs, and groundcover.

Elevations

The building is 1 story and the building height varies between 15 feet to 22 feet. The existing building has a flat roof behind parapet walls. As part of the building redesign, a portion of the parapet walls are being increased in height to enhance the building and break up the roof line. New aluminum and glass store fronts are being added to the west building elevations and new aluminum and glass window systems are being added to the north and south building elevations. A drive-up service window is being added to the northeast corner of the building. The plans depict a new trellis in the front of the building and metal awnings being added to the windows and doors on the northwest and southwest corners. The exterior will be a combination of decorative metal panels and stucco finish painted in earth tone colors.

Floor Plans

The existing building has an area of approximately 3,445 square feet. The plans indicate the building will be divided into 2 lease spaces with the northern lease space having an area of 1,527 square feet and the southern lease space with an area of 1,918 square feet. The plans depict these lease spaces as open areas that will be improved in the future to meet the needs of the tenants of the building. The drive-thru service will be in conjunction with the northern lease space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the existing building is currently vacant and approval of this request will improve the appearance of the site and surrounding community. The remodeling of the building will allow the site to be leased for new businesses which will create jobs in the area and contribute to the local economy. Currently, there is no landscaping along the east property line and limited landscape areas to the north and west of the site. The site is in close proximity to the

University of Nevada Las Vegas (UNLV) campus and several multiple family residential developments. The site is also adjacent to Maryland Parkway and in close proximity to existing bus stops. Therefore, parking, as required by Code, is not necessary for this site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0258-14	Medical marijuana facility (dispensary)	Denied by BCC	December 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Retail center
South	Commercial General	C-2	Restaurant & convenience store with a gasoline service station
East	Residential High (from 8 to 18 du/ac)	R-4	Multiple family residential development
West	Commercial General & Public Facilities	C-1 & C-2	Restaurant & bank

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Typically staff would not support a request to reduce parking by more than 50 percent; however, this site is located in a unique area. The site is located along a portion of Maryland Parkway that is close to UNLV and several multiple family residential developments. The Regional Transportation Commission and the Clark County Comprehensive Planning Department are working to create a Maryland Parkway Design Overlay District, in order to establish transit-oriented, walkable and sustainable development, and redevelopment of properties along Maryland Parkway. Developments and redevelopments within this overlay district will be encouraged to be less dependent on automobiles. The future businesses would cater to the local residents and students at UNLV and the reduction in parking would further the goals of the overlay district. Therefore, staff can support the parking reduction.

Waiver of Development Standards #2

Currently, there is no landscaping along the east side of the site adjacent to the existing apartment building. The addition of a drive-thru service along the east side of the building will impact the residents of the apartment building and a landscape buffer should be provided to mitigate the impacts of the drive-thru service on the residents of the apartment building. There is limited landscaping on the site. The building and property were originally developed in 1976 when the development code had fewer requirements for landscaping. The proposed Maryland Parkway Overlay District is encouraging additional landscaping to improve the appearance of the area and make it a more walkable community. Therefore, staff cannot support the waivers of development standards for landscaping.

Design Review #1

The proposed remodel of the existing building will improve the appearance of the site. The design of the building, with the varying heights and pop-outs, complies with Commercial Policy 78 of the Comprehensive Plan which encourages commercial developments to use enhanced architecture. The design of the building also complies with Urban Specific Policy 19 which encourages variation to a building's mass by breaking up the mass (height, bulk, and scale) of a building. Therefore, staff can support the design review to remodel the building.

Design Review #2

The proposed drive-thru service is adjacent to an existing apartment building. There is not enough space between the existing building and the east property line to provide the drive-thru service lane and a landscape buffer. Additionally, the drive-thru service encourages the use of automobiles in this area, which conflicts with the proposed Maryland Parkway Design Overlay District. Therefore, staff cannot support the design review for the drive-thru service.

Public Works – Development Review

Waiver of Development Standards #3

The applicant is responsible for the maintenance and up-keep of any non-standard improvements since the County is not responsible for maintaining any landscaping placed in the right-of-way. Staff can support waiver of development standards #3; however, the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Staff Recommendation

Approval of waivers of development standards #1, #3, and design review #1; and denial of waiver of development standards #2 and design review #2.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Traffic study and compliance;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: December 20, 2016 – HELD – To 02/21/17 – for the applicant to attend Paradise Town Board meeting and revise plans.

APPLICANT: TEG Maryland, LLC

CONTACT: Bob Gronauer, 1980 Festival Plaza Drive, Suite 650, Las Vegas, NV 89135

02/22/17 BCC AGENDA SHEET

SINGLE FAMILY
RESIDENTIAL DEVELOPMENT
(TITLE 30)

ROCHELLE AVE/PEARL ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-0907-16 – GIVANT DAWN:

DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increase finished grade on 6.5 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Rochelle Avenue, 340 feet west of Pearl Street within Paradise. CG/mk/ml (For possible action)

RELATED INFORMATION:

APN:

161-19-101-005 & 009

DESIGN REVIEWS:

1. A single family residential development.
2. Increase the finished grade for a single family residential development up to 24 inches where 18 inches is the standard (a 33.3% increase).

LAND USE PLAN:

WINCHESTER/PARADISE – RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3482 & 3512 Rochelle Avenue
- Site Acreage: 6.5
- Number of Lots: 32
- Density: 4.9 du/ac
- Minimum/Maximum Lot Size (square feet): 5,204/6,267 (gross/net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height: 26
- Square Feet: 2,978 (total including garage)/2,528 (livable)
- Parking Required/Provided: 2/2

Site Plans

The plans show a proposed single family residential development consisting of 32 residential lots and 1 lot open space (not required by Code) on 6.5 acres at a density of 4.9 du/ac. The lots range in size from 5,204 square feet to 6,267 square feet. The gross and net lot sizes are the same. The plans show lots 1 through 6 and the open space lot will be on the southeast portion of the development. Furthermore, lots 7 through 32 are on the east, west, and south of the proposed streets (Masachi Court and Sidhom Way). The interior streets are private and shown to be 43 feet wide including 5 foot wide sidewalks. The driveway entry to the proposed development is 48 feet wide at Rochelle Avenue. There are existing developed single family residential developments on the north, east, and west of this project. The development will be enclosed by a 6 foot high decorative CMU wall. The plans show all lots with 18 inches of finished grade; however, the applicant would like to request a design review to increase finished grade up to 24 inches in case of unforeseeable field conditions occur during grading.

Landscaping

The plans show a 6 foot wide landscape area with an attached sidewalk along Rochelle Avenue. Additionally, a 15 foot wide landscaping buffer is shown along the east property line adjacent to the developed large lots zoned R-1. The plans also show a 5 foot wide landscape area on the west side of Masachi Court.

Elevations

The plans show a proposed 2 story model home with a maximum height of 26 feet. The model will have 2 different exterior appearances including tile roofs, stucco exteriors, and pitched tile roofs. The 2 different models show different front elevations with different types of garages, pop-outs, and stone veneer on the column.

Floor Plans

The plans show a 2 story model home with a livable area of 2,528 square feet and a total area of 2,978 square feet including a garage. The first floor will consist of a kitchen, a den room, dining, a living room, a bathroom, and a 2 car garage. The second floor will consist of a master bedroom, 3 bedrooms, a great room, and 2 bathrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that all proposed lots conform to the development standards per Title 30.32.040 a.9, which requires that no lot be elevated over an adjacent lot greater than 18 inches. However, due to unforeseeable field conditions within the 100 feet beyond lots included in this application, the applicant is requesting a design review to increase the height of the finished grade to 24 inches just in case this is needed during grading.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential development
South East	Rural Neighborhood Preservation (up to 2 du/ac)	R-1	Single family residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial General & Rural Neighborhood Preservation (up to 2 du/ac)	C-1 & R-1	Mini storage & undeveloped parcel

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Design Review #1

Staff finds that the proposed lot sizes are consistent and compatible with the approved zoning of the site and with properties to the immediate north of the subject development. The proposed development is providing a 43 foot wide private street and an additional 15 foot wide landscaped open space/common area on the east side between the existing larger lots on the east side and the proposed subdivision which creates a separation and buffer to eliminate impacts to the existing residential neighborhood. Although, the proposed subdivision has only 1 model home design, the plans depict 2 different types of exterior elevation designs with various facades and different architectural features which complies with Urban Land Use Policy 43 of the Comprehensive Plan which encourages a variety of building design alternatives to be used in new single family development, varied neighborhood design, rooflines and varied architectural elements on all sides. Although open space is not a Code requirement, the plans depict 1 lot as open space to be used by future tenants. Staff finds that the lot not only provides a usable open space but will comply with part of Urban Land Use Policy 17 which encourages new development to incorporate passive open space in the overall site design and integrate those open spaces, where possible, with adjoining properties. Therefore, staff can support this request.

Public Works – Development Review

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Title 30.32-040-9 are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to 30 feet for Rochelle Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request must be submitted and approved prior to improvement plan submittal to the CCWRD; and that instructions for the POC request may be found on the CCWRD website.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Las Vegas Commercial Investment, LLC

CONTACT: David Turner Baughman & Turner, 1210 Hinson Street, Las Vegas, NV 89102

RESTAURANT & RECREATIONAL
FACILITY
(TITLE 30)

MARYLAND PKWY/KATIE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0899-16 – BOULEVARD VENTURES, LLC:

USE PERMIT for a proposed recreational facility (rock climbing wall, electric go-kart track, miniature golf, and laser tag) in conjunction with a restaurant located within an existing shopping center (Boulevard Mall).

WAIVER OF DEVELOPMENT STANDARDS to allow roof signs where not permitted.

DESIGN REVIEWS for the following: 1) roof sign; and 2) modifications to the façade of an existing building for a restaurant and recreational facility within an existing shopping center (Boulevard Mall) on 57.8 acres in a C-2 (General Commercial) Zone in the MUD-3 and MUD-4 Overlay Districts.

Generally located 750 feet east of Maryland Parkway, 800 feet north of Katie Avenue within Paradise. CG/al/mcb (For possible action)

RELATED INFORMATION:

APN:

162-14-213-001 thru 003; 162-14-314-001 thru 003 ptn

LAND USE PLAN:

WINCHESTER/PARADISE – COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3600 South Maryland Parkway
- Site Acreage: 57.8 (portion)
- Project Type: Restaurant with recreational facility
- Number of Stories: 1
- Square Feet: 34,000 lease space
- Parking Required/Provided: 4,840/5,308 (shopping center)

Site Plan & Request

The request is to operate a proposed restaurant with recreational facility within a portion of an existing shopping center (Boulevard Mall). The Boulevard Mall is located on approximately 57.8 acres with access provided from Maryland Parkway, Katie Avenue, Desert Inn Road and Oneida Way. The shopping center consists of 8 buildings which includes the main building, 2 parking garages, and 5 out buildings. The proposed restaurant with recreational facility is located in the southern portion of the main building.

Landscaping

No changes are proposed or required to the existing landscape areas with this request. Existing landscape areas are located adjacent to the streets, within the parking areas, adjacent to the building, and along portions of the eastern boundary of the shopping center that are adjacent to single family residences.

Elevations

No changes are proposed to the height of the existing building, which is 1 story with a flat roof behind a parapet wall. The exterior of the existing building has a stucco finish painted in earth tone colors. An existing entrance on the west side of the shopping center facing Maryland Parkway, south of the Macy's store site is being modified for the proposed restaurant and recreational facility. The proposed modifications are consistent with the existing architectural style of the building.

Floor Plans

No changes are proposed to the building footprint. The restaurant and recreational facility will occupy existing space within the shopping center. The proposed restaurant and recreational facility will occupy approximately 34,000 square feet of the shopping center. The facility will consist of a kitchen and preparation area, dining areas, an indoor race track for electric go-karts, miniature golf area, laser tag area, offices, storage areas, and restrooms.

Signage

The plans depict an approximately 344 square foot roof sign being added to the west side of the building for the restaurant and recreational facility. The proposed sign faces Maryland Parkway and is approximately 750 feet north of Katie Avenue. The sign is a combination of internally illuminated aluminum channel letters and an internally illuminated sign cabinet. The sign reads "King Putt Family Fun Center" all in capital letters with the business logo.

Applicant's Justification

The applicant indicates that the restaurant and recreational facility are intended as a family oriented dining and entertainment operation. The company has 2 other facilities in southern Nevada making this facility an expansion of their successful business operations. The facility will provide additional employment consisting of 8 full time jobs and approximately 40 part time positions. The proposed facility will draw additional customers to the Boulevard Mall, which will benefit other businesses within the shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0493-16	Signage for a recreational facility (aquarium) in conjunction with an existing shipping center	Approved by BCC	September 2016
DR-0242-16	Wall signage for a parking garage in conjunction with the shopping center	Approved by BCC	June 2016
UC-0223-16	Recreational facility (Sea Quest Aquarium)	Approved by BCC	June 2016

Application Number	Request	Action	Date
UC-0717-15	Supper club within a portion of the shopping center	Approved by PC	December 2015
UC-0976-14	Restaurant (John's Incredible Pizza) and recreational facility (arcade games, amusement rides, miniature golf and laser tag)	Approved by BCC	January 2015
UC-0679-14	Recreational facility (seasonal sales with amusement rides) within the northern portion of the shopping center	Approved by PC	September 2014
UC-0116-14	Farmer's market with waivers for signage – approved with a condition for signage per plans on file with any changes to be a design review as a public hearing	Approved by BCC	March 2014
UC-0234-11	Increase the number of vehicles allowed with automobile sales	Denied on appeal by BCC	November 2011
ADR-0681-06	Administrative design review for an exterior remodel of an existing retail building	Approved Administratively	May 2006
ZC-1078-00	Clark County initiated zone boundary amendment from C-C to C-2 zoning	Approved by BCC	September 2000
UC-019-75 (ET-118-99)	Eighth extension of time to review the valet parking area	Approved by PC	May 1999
VC-886-92	Variance to permit an additional monument sign from the 2 previously approved with VC-653-92 for 1 of the retail tenants	Denied on appeal by BCC	January 1993
VC-653-92	Variance to permit existing setbacks and reduce landscape area widths along the Twain Avenue alignment in order to maintain existing landscaping for building remodels of a department store	Approved by PC	October 1992
DR-106-92	Design review to remodel the exterior of an existing department store and site design modifications, including landscaping, in conjunction with an existing shopping center	Approved by PC	August 1992
VC-109-92	Variance to permit two, 100 square foot monument signs (existing project identification signs at Twain Avenue and Maryland Parkway) in conjunction with an existing freestanding sign along Maryland Parkway	Approved by PC	March 1992

Application Number	Request	Action	Date
VC-535-90	Variance request to revise plans on a previously approved shopping center expansion including increase building heights to 55 and 66 feet, 228,000 square feet of new and expanded department stores, 132,230 square feet of retail stores, and 3, two and three level parking structures consisting of 1,617 parking spaces to an existing 771,300 square foot shopping center	Approved by PC	September 1990
AC-095-89	Architectural supervision for a 783,000 square foot expansion (department stores, retail stores), 4 parking structures totaling approximately 4,700 parking spaces	Approved on appeal by BCC	June 1989
VC-133-64 & ZC-56-63	Zone boundary amendment and use permit for a 1,000,000 square foot retail shopping center and accessory uses with a variance to reduce parking	Approved by BCC	April 1963 & July 1964

Since the 1960's there have been numerous other land use applications for various temporary and permanent uses, as well as expansions to the shopping center, within all or portions of the overall site for the Boulevard Mall.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Retail & commercial uses within other portions of the Boulevard Mall
South	Commercial General & Residential Urban Center (from 18 to 32 du/ac)	C-2 & R-4	Retail & commercial uses within other portions of the Boulevard Mall, another shopping center & a multiple family residential development
East	Commercial General & Residential Suburban (up to 8 du/ac)	C-2 & R-1	Retail & commercial uses within other portions of the Boulevard Mall & single family residences
West	Commercial General	C-2	Retail & commercial uses within other portions of the Boulevard Mall

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Plan. One of several criteria the applicant must establish is the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed recreational facility is in conjunction with the restaurant and is intended for families. The activities and games within the recreational facility are intended for children, teens, and adults. The facility is compatible with other uses within the shopping center and the residential developments in the area. The facility will make use of existing space within the Boulevard Mall shopping center and may help to improve other businesses in the vicinity by drawing more customers to the area. Staff supports the use permit.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Roof signs have become common within the Resort Corridor, but outside the Resort Corridor such signage is typically discouraged. However, a roof sign was approved for another business (John's Incredible Pizza) within the shopping center, which is located approximately 140 feet south of the proposed sign location. Since there is an existing roof sign in close proximity to the proposed sign, the sign will comply with Policy 11.3 of the Comprehensive Plan which encourages all signage to be integrated and compatible with building styles both on-site and with surrounding development. Therefore, staff can support the waiver.

Design Reviews

The modifications to the entrance of the shopping center and the proposed roof sign are consistent and compatible with the existing architectural style of the shopping center; therefore, staff supports the requests.

Staff Recommendation Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- No comment.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: King Putt, LLC

CONTACT: Jeff Swanlund, 9765 Ice Box Canyon Court, Las Vegas, NV 89117

MULTI-FAMILY RESIDENTIAL
(TITLE 30)

SANDS AVE/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0900-16 – BRE/HC LAS VEGAS PROPERTY HOLDING:

USE PERMITS for the following: 1) a proposed multi-family residential development; and 2) increase building height.

WAIVER OF DEVELOPMENT STANDARDS for reduced height setback from an arterial street (Paradise).

DESIGN REVIEW for a proposed multi-family residential development on a parcel within a residential/retail/office center (Howard Hughes Center) on 7.5 acres in an H-1 (Limited Resort and Apartment) Zone within the MUD-1 Overlay District.

Generally located on the south side of Sands Avenue, west side of Paradise Road, and east side of Howard Hughes Parkway within Paradise. CG/mk/mcb (For possible action)

RELATED INFORMATION:

APN:

162-16-712-005

USE PERMITS:

1. Permit a multi-family residential development.
2. Increase building height to 75 feet where 50 feet is the standard (a 50% increase).

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the height setback from an arterial street to 17 feet for a portion of the building where 33.3 feet is required (a 49% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE – COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.5
- Number of Units: 375
- Density: 50 du/ac
- Project Type: Multi-family residential development
- Number of Stories: 5 and 6
- Building Height: 75
- Square Feet per Unit: 619 to 2005

- Usable Open space Required/Provided: 2.2/3.4
- Parking Required/Provided: 437/438

Site Plans

The subject site is 1 of the parcels within the Howard Hughes Center and is currently shown as extra parking and an open grass area. The plans show a proposed multi-family residential development consisting of 2 garages (a 6 level structure and a 2 level structure), a 2 story leasing office, and a 1 story clubhouse attached to the courtyard, and apartment buildings around the 2 garages. There is a bridge connecting the 2 apartment buildings located on the second floor of each building. The plans show a third of the building located on the east side of the site will be set back 19 feet from Paradise Road. The balconies are set back 17 feet from Paradise Road. The remaining two thirds of the building is set back 41 feet from the arterial street. Since Paradise Road is an arterial street, a height setback ratio of 33.3 feet is required for the proposed building. This request includes a waiver of development standards to reduce the height setback ratio from an arterial street for approximately one third of the building. The existing attached sidewalks along Paradise Road and Sands Avenue will remain. Access to the proposed project is provided by an existing driveway entrance from Howard Hughes Parkway on the west side of the project and no access is shown from Paradise Road or Sands Avenue. The plans also show 438 parking spaces provided where 437 spaces are required. Additionally, the plans show open space around the perimeter of the project, a sky roof terrace, a courtyard and swimming pool area, and all balconies for a total of 3.43 acres where 2.17 acres is required.

Landscaping

The plans show 15 foot wide to 30 foot wide existing landscaping areas with mature trees along Paradise Road and Sands Avenue which will remain. Portions of landscape areas will be altered during construction; however will be replaced with 24 inch box trees. There is an existing attached sidewalk along Sands Avenue which connects to different areas of the Howard Hughes Center to the existing detached pedestrian walkways along Howard Hughes Parkway. The pedestrian circulation plans show 5 foot wide proposed sidewalks with landscaping around the apartment complex. The pedestrian walkways around the apartment complex connect to the existing sidewalks along Paradise Road, Sands Avenue, and Howard Hughes Parkway and the existing RTC bus stop along Howard Hughes Parkway. The additional trees, shrubs, and groundcover will include but not be limited to 24 inch box Shoestring Acacia, Maverick Honey Mesquites, Red Push Pistache, and African Sumac; 5 gallon shrubs such as Mexican Feather Grass, Texas Privet, and Germander. Groundcover and accents will include Bush Lantana, Star Jasmine, Toothless Soto, and Red Yucca.

Elevations

The plans depict two, 5 story apartment buildings; and two, 6 level garage buildings designed and unified as 2 buildings connected by a bridge on the second floor. The plans show a contemporary and modern architectural design with multiple surface planes. The buildings range in height from 25 feet to 75 feet at the highest point. The major portions of the buildings are 60 feet high; and the areas that extend up to 75 feet are to accommodate parapet walls, elevator shafts, and a sky lounge located on a portion of the sixth floor of one of the garages. The proposed building materials include painted stucco, smooth plaster, wrought iron railing, and typical glass window assembly. The plans show all building elevations will have walls with multiple surface plane variations that are off-set with varying color schemes to provide the

contemporary architectural appearance. Additionally, the plans show a 6 foot high CMU and wrought iron perimeter fence around the proposed development.

Floor Plans

The floor plans submitted show a variety of unit sizes ranging from 619 square feet for the studio units, up to 2,005 square feet for the 3 bedroom units. All units consist of different sizes of balcony areas. Table 1 below shows the different types of apartment units, and sizes, which includes livable, and balcony areas.

Table 1

Apartment types

Unit type	Studio	A2 1-Bed	A3 1-Bed	B1 2-Bed	B2 2-Bed	B3 3-Bed
Livable area (s.f.)	539	678	735	1,111	1,290	1,665
Balcony (s.f.)	80	72	70	62	177	340
Total unit area (s.f.)	619	750	805	1,173	1,467	2,005

Tables 2 and 3 show the unit distribution in each building level:

Table 2

Building One

Levels	Studio	A2 1-Bed	A3 1-Bed	B1 2-Bed	B2 2-Bed	B3 3-Bed	Total units
Level 1	10	9	8	8	4	0	39
Level 2	11	11	12	9	4	0	47
Level 3	13	13	12	9	6	0	53
Level 4	13	13	12	9	6	0	53
Level 5	13	13	12	9	6	0	53
Area (s.f) for @unit	619	750	805	1,173	1,467	2,005	245

Table 3

Building Two

Levels	Studio	A2 1-Bed	A3 1-Bed	B1 2-Bed	B2 2-Bed	B3 3-Bed	Total units
Level 1	0	10	2	6	3	2	23
Level 2	0	13	2	6	3	2	26
Level 3	0	14	2	6	3	2	27
Level 4	0	14	2	6	3	2	27
Level 5	0	14	2	6	3	2	27
Area (s.f) for @unit	619	750	805	1,173	1,467	2,005	130

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed project will bring both employment and development opportunities to the area. Furthermore, the property is located approximately a mile and a half from the University of Nevada Las Vegas campus, allowing potential students quick and easy pedestrian access. The applicant also states that the proposed project is compatible with general

policies of multi-family residential in the Clark County Comprehensive Plan such as compatibility with adjoining properties, appropriate landscape and setbacks, parking design, and development being close to public transit.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0042-06 (ET-0072-08)	First extension of time to commence the following: residential condominiums, a hotel, a spa/health club, a restaurant, shopping center uses, on premises consumption of alcohol, increase building heights, and a decorative water feature; with waivers of development standards for reduced parking, reduce the setback required from arterial streets; and design review for a residential condominium and hotel complex with commercial uses - expired	Approved by BCC	July 2008
UC-0042-06	Residential condominiums; a hotel; a spa/health club; a restaurant; shopping center uses; on premise consumption of alcohol; increase building heights; and a decorative water feature. The application included waivers of development standards for reduced parking; reduce the setback required from arterial streets and design review for a residential condominium and hotel complex with commercial uses- expired	Approved by BCC	March 2006
UC-091-85	Office, retail/commercial uses as portion of the Howard Hughes Center	Approved by PC	April 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Office buildings including the Chamber of Commerce
South & West	Commercial Tourist	H-1	Office, restaurant & retail uses within the Howard Hughes Center
East	Commercial Tourist	C-1, H-1	Restaurant, hotel & convenience store

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrates the use shall not

result in a substantial or undue adverse effect on adjacent properties. Staff finds that multi-family residential development may be permitted in the H-1 zoning so long as the use is compatible with the adjacent development. There are similar uses with similar heights and densities previously approved in the area and within the Howard Hughes Center. Staff finds that the proposed project is in compliance with Urban Land Use Policy 53 of the Comprehensive Plan which encourages multi-family development to be compatible with adjoining land uses and densities through site planning and building design.

In addition, staff finds that the proposed project within the existing Howard Hughes Center which consists of and is adjacent to a mix of uses such as retail, restaurants, institutional, offices, and residential developments is very much encouraged by Urban Land Use Policy 56 which states that to minimize impacts on necessary public services and facilities, multiple family developments are encouraged to locate adjacent to a mix of other land use including commercial, office, educational, institutional, recreational, and other appropriate urban uses. Staff finds that there are existing higher buildings than the proposed apartment buildings within the Howard Hughes Center; therefore, the height request is consistent and compatible with adjacent buildings, and staff can support these requests.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the setback reduction from Paradise Road only for approximately a third of the building along and the remaining two thirds portion of the building meets the Code. Staff finds that the portion of the apartment building with the reduced setback is designed with varied elevations, with multiple surface plane variations that are off-set with varying color schemes facing the street. Staff finds that this design will not have a negative impact to the adjacent uses but will enhance the building façade and strengthen the streetscape. Therefore, staff can support this request.

Design Review

Staff finds that although the proposed multi-family residential development does not comply with all design and development standards per Code such as setback from arterial streets (Paradise Road and Sands Avenue), the projects design is consistent with the existing developments in the area and the Center in terms of building style, open space, and landscape areas. In addition, the plans depict 15 foot wide to 30 foot wide perimeter street landscape areas which exceeds Code requirements. The site design which connects the apartment buildings and garage buildings with a bridge and courtyard enhances the building elevations and breaks up the massing of garage and is in compliance with Urban Land Use Policy 55 which also encourages design alternatives and spatial distribution rather than the massing of buildings. An existing (RTC) bus stop is adjacent to the project and sit with a pedestrian circulation plan that connects to the existing sidewalks along Sands Avenue, Paradise Road, and Howard Hughes Parkway. Therefore, the project site is in compliance with Urban Land Use Policy 57 which encourages

multiple family developments to locate near transit along with pedestrian and road networks that can accommodate higher residential densities.

In addition, staff finds that the proposed apartments consist of balconies, and provides different amenities for future tenants such as club house, sky roof terrace, and outdoor walkway which comply with Urban Land Use Policy 51 which encourages multiple family projects to provide several amenities such as usable open space, swimming pools, and community centers. Staff finds that apart from the setback from the streets, the project is well designed and is consistent with other existing development within the Howard Hughes Center and adjacent developments in the area; therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at time of development CCWRD requires submittal of estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: The Calida Group

CONTACT: Kaempfer Crowell, Stephanie Allen, 1980 Festival Plaza Drive, Suite 650, Las Vegas, NV 89135

RESORT HOTEL MODIFICATIONS
(TITLE 30)

LAS VEGAS BLVD S/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0908-16 – TROPICANA LAS VEGAS, INC.:

USE PERMIT for deviations from development standards as shown per plans on file.

DEVIATIONS for the following: 1) alternative landscaping along a street; 2) reduced drive aisle widths; 3) reduced loading space requirements; and 4) all other deviations as depicted per plans on file.

WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements within the right-of-way (Tropicana Avenue).

DESIGN REVIEWS for the following: 1) a proposed building addition and remodel consisting of a porte cochere, lobby area, outside dining area, retail, bar, office, and back-of-house areas; and 2) tandem parking in conjunction with an existing resort hotel (Tropicana) on 35.2 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District.

Generally located on the southeast corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. MBS/gc/mcb (For possible action)

RELATED INFORMATION:

APN:

162-28-112-001

DEVIATIONS:

1. Allow alternative landscaping along Tropicana Avenue where Figure 30.64-17 is required.
2. Reduce 1 way drive aisle widths to 10 feet where a minimum of 13 feet is required (a 23.1% reduction).
3. Reduce the number of loading spaces to 11 where 14 loading spaces are required for the overall resort hotel (a 21.4% reduction).
4. Allow all other deviations as shown per plans on file.

WAIVER OF DEVELOPMENT STANDARDS:

Allow non-standard improvements (fence and landscaping) within the right-of-way (Tropicana Avenue) where not permitted.

LAND USE PLAN:

WINCHESTER/PARADISE – COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3801 S. Las Vegas Boulevard
- Site Acreage: 35.2
- Project Type: Building addition and remodel
- Number of Stories: 1 plus basement
- Building Height: 40.5 feet
- Square Feet: 20,515 (addition)
- Parking Required/Provided: 1,782 (30% reduction per UC-0401-16)/2,319

Site Plans

The plans show a proposed building addition (Phase 1B) and remodel consisting of a new hotel lobby and bar; a new basement level with back-of-house support; a new outside dining patio; a new subterranean valet parking garage; and a refresh to the porte cochere and hotel registration areas, which are located on the north side of an existing resort hotel (Tropicana), approximately 87 feet from the north property line. The plans also include a redesign of the vehicular circulation leading to the porte cochere and the subterranean valet parking garage. The existing surface parking lot to the east will remain, with the exception of a valet ramp being constructed to access the underground parking garage. Additionally, an existing bus stop and shelter will be redesigned and constructed along Tropicana Avenue, north of the porte cochere. Grading will be adjusted on the site to allow for a gentle slope upwards from street level to the casino level of the resort hotel (a 10 foot difference). With the grade increase, an outside dining area will be created on the ground level adjacent to a restaurant that was approved with a separate phase (UC-0401-16). Access to the overall site is from Tropicana Avenue, Las Vegas Boulevard South, and Reno Avenue. A total of 2,319 parking spaces are provided for the overall resort hotel where a minimum of 1,782 spaces are required per UC-0401-16. A total of 113 of the parking spaces will be tandem spaces within the subterranean valet parking garage. Also, within the subterranean valet parking garage, the proposed 1 way drive aisle widths are reduced to 10 feet where 13 feet is required. A total of 11 loading spaces are provided for the overall site where 14 spaces are required.

Landscaping

Street landscaping along Tropicana Avenue consists of a 5 foot wide landscape area within the right-of-way, a 15 foot wide pedestrian access easement/sidewalk, and a 3 foot wide supplemental pedestrian area. Between the supplemental pedestrian area and the parking/vehicle circulation area is interior on-site landscaping at various widths. Within the 5 foot wide landscape area immediately adjacent to Tropicana Avenue, is a 4 foot high pedestrian containment barrier/fence constructed of steel with a powder coat finish. Two gates are proposed within the pedestrian containment barrier to allow for emergency access for Fire Department and other emergency personnel. The amenity zone and supplemental pedestrian area will include features such as landscaping, decorative waste receptacles, pedestrian scale lighting, and benches. Proposed landscaping is provided along the private driveway (Ocean Drive) and the walkway leading from Tropicana Avenue to the porte cochere area. The landscape palette for the site includes Mexican Fan Palms, Date Palms, Mediterranean Fan Palms, African Sumacs, and Bay Laurel trees; various shrubs, groundcover, and annual flowers.

Elevations

The plans depict a 1 story (not including basement), 40.5 foot high building addition constructed of a white, phenolic wall panel system and a "Low-E" window system. The porte cochere is approximately 31 feet high and is constructed of aquamarine metal fascia, stainless steel columns, and orange glass skylights. A gray trellis is also located above the proposed outside dining area.

Floor Plans

The plans show a 20,515 square foot building addition. The basement is 8,438 square feet and consists of office areas, a breakroom, shell space, and a luggage storage room. The casino level is 12,077 square feet and consists of lobby area, registration/check-in area, bell/valet desk, concierge space, car rental/business center, office area, luggage storage room, a "grab n' go" retail area, and a bar.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that modifications to the site are being done in phases, and that this application is the second phase (Phase 1B) for the site. Additional modifications to the site will be submitted as future phases at a later date. The requested reduction in drive aisle widths is within the subterranean valet parking garage only, which is specifically operated by valet parking attendants of the resort hotel. Therefore, the general public will not drive within the reduced drive aisle area. Furthermore, the applicant states that the proposed street landscaping is similar to code requirements, except that trees are grouped in pairs with greater spacing as opposed to individual trees with smaller spacing. The required number of trees will still be provided. Additionally, the applicant states that the proposed site design and architectural features provide a primary emphasis on streetscape functionality and pedestrian access to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0401-16	Building addition (Phase 1A) consisting of restaurants, bars, outside dining area, office, and back-of-house areas; and a deviation to reduce parking by 30%	Approved by BCC	July 2016
UC-0918-14	Extend time period for a temporary outdoor commercial event and a design review for an airplane fuselage subject to 6 months to commence and review - expired	Approved by BCC	December 2014
UC-0620-13	Resort hotel modifications including a shopping center, remodeled porte-cochere entry, & hotel lobby - expired	Approved by BCC	November 2013
UC-0499-13	Comprehensive sign package that includes a new animated wall sign	Approved by BCC	October 2013
TM-0004-13	1 lot commercial subdivision	Approved by PC	February 2013

Application Number	Request	Action	Date
DR-0307-12	Wall signs for building wraps on the hotel towers	Approved by BCC	August 2012
UC-0198-12	Allow a nightclub with access not through the Tropicana Resort Hotel	Approved by PC	June 2012
ADR-0161-12	Accessory retail sales structure	Approved Administratively	March 2012
UC-0099-11	A roof sign, increase the area for animated signs, and allow more than 1 animated sign per street frontage	Approved by BCC	May 2011
UC-0401-10 (ET-0027-11)	First extension of time for projector sign with sound - until November 6, 2011 to review - expired	Approved by BCC	May 2011
DR-0494-10	7,000 square foot wall sign on the Paradise Tower	Approved by BCC	December 2010
UC-0401-10	Increase wall sign area for an animated projector sign with sound - expired	Approved by BCC	October 2010
UC-0229-10	Additions and revisions to the resort hotel	Approved by BCC	July 2010
DR-0127-10	Exterior remodel and modifications	Approved by BCC	May 2010
RS-0071-09	Record of Survey	Received by staff	September 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	MGM Grand Resort Hotel
South	Commercial Tourist	H-1	MGM Festival Grounds South, a convenience store, multi-family residential, & a place of worship (Shrine of the Most Holy Redeemer)
East	Commercial Tourist	H-1	Hooters Resort Hotel & a timeshare motel
West	Commercial Tourist	H-1	Excalibur Resort Hotel

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit & Deviations

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Deviation #1

Staff finds the proposed street landscaping along Tropicana Avenue is comparable to code requirements. The proposed landscaping will have the same number of trees as required by code, but is grouped and spaced differently. Additionally, the street landscaping blends into the interior landscaping on-site which results in a visually lush landscape area between Tropicana Avenue and the resort hotel building. The overall proposed landscaping will upgrade and enhance the streetscape along Tropicana Avenue. Therefore, staff can support the request.

Deviation #2

Staff can support the reduction in 1 way drive aisle width within the subterranean valet parking garage, since the area is not open to the general public. Only valet parking attendants of the resort hotel will use the area, and therefore, will have familiarity with the parking garage to appropriately maneuver vehicles within the reduced drive aisle widths.

Deviation #3

Although the site does not meet the minimum number of required loading spaces, a resort hotel usually has a mix of uses that share loading spaces. Furthermore, resort hotels typically maintain a detailed delivery schedule to optimize the use of the loading spaces. Therefore, staff has no objection to this request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Reviews

Staff finds that the proposed request complies with Title 30 requirements, except for the deviations stated, and is compatible with existing developments in the surrounding area. This site is located within the Resort Corridor which is a high intensity economic center that is tourist oriented and caters to pedestrians both in circulation and scale of development. The proposed building addition and remodel complies with Urban Specific Policy 10 of the Comprehensive Plan which encourages site designs to be compatible with adjacent land uses. The proposed building addition and remodel is architecturally compatible with the existing resort hotel and continues the trend of modernizing the appearance of the site. Therefore, the request complies with Urban Land Use Policy 93 which states that all structures on a development site should be of compatible architectural design, style, and color.

The redesign of the Tropicana Avenue streetscape upgrades and enhances the street frontage. Additionally, staff finds that the proposed 15 foot wide pedestrian access easement/sidewalk along Tropicana Avenue will reduce pedestrian congestion and provides additional safety for pedestrians to traverse the area. This is especially important since a number of resort hotels and Commercial Tourist uses exist to the east of this site. The project is also within the MUD-1

Overlay District and complies with Urban Specific Policy 130 which states that to encourage pedestrian use and sidewalks should be designed to be unobstructed to allow for safe and unimpeded pedestrian traffic.

Public Works – Development Review

Waiver of Development Standards

Tropicana Avenue is under Nevada Department of Transportation jurisdiction. Staff has no objection to waiver of development standards for improvements within the right-of-way but applicant must obtain approval from the Nevada Department of Transportation.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Maintain a minimum 15 foot wide pedestrian access easement/sidewalk along Tropicana Avenue;
- Pedestrian access easement/sidewalk along Tropicana Avenue to be paved in a distinctive color or pattern that is different from the surrounding hardscape;
- Maintain a minimum 3 foot wide separation (shy distance) where possible along portions of the entire street frontage between the minimum 15 foot wide pedestrian access easement/sidewalk and any structures, such as, but not limited to benches, trash containers, retaining walls, and raised landscape planters, with review and agreement by staff;
- Provide breaks (gates) in the pedestrian containment barrier/fencing along Tropicana Avenue for emergency services use with design to be coordinated with the Fire Department;
- Submit a performance bond acceptable to the County in an amount sufficient to provide a screen wall and restore the site including removal of construction materials, site stabilization and revegetation as necessary should construction of the project be discontinued or abandoned;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that development reaching the thresholds for a High Impact Project as defined in Title 30.08 by successive additions will be subject to High Impact Project requirements; approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30 provided such

relaxed standards completely comply with the approved plans on file; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Obtain a Nevada Department of Transportation (NDOT) encroachment permit to close and rebuild with full off-site improvements on all driveways for old porte-cochere;
- Submit an on-site circulation plan to Public Works Development Review Division for review and approval;
- Allow permits for the subterranean garage (grading, underground utilities, foundation, and structural) after drainage study approval and prior to NDOT encroachment permit issuance, up to but not including, the architectural/building package for the porte-cochere and lobby;
- Nevada Department of Transportation approval.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; at time of development CCWRD requires submittal of estimated wastewater flow rates to determine sewer point of connection; and that estimated flow rates provided to include dewater rate from water features.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Tropicana Las Vegas, Inc.

CONTACT: Andres Jurado, Marnell Companies, 222 Via Marnell Way, Las Vegas, NV 89119

ANIMATED SIGNS
(TITLE 30)

KOVAL LN/ROCHELLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0910-16 – ELLIS, GARY ENTERPRISES INC, ET AL:

USE PERMIT for deviations per plans on file for signage in conjunction with an existing resort hotel (Ellis Island).

DEVIATIONS for the following: **1)** reduce the separation between existing freestanding signs; **2)** allow 2 animated (video units) signs; and **3)** all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: **1)** increase height of proposed animated (video unit) signs; **2)** increase area of a proposed animated signs; and **3)** increase the number of animated (video units) signs in conjunction with an existing resort hotel (Ellis Island) on 5.3 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District.

Generally located on the northeast corner of Koval Lane and Rochelle Avenue within Paradise.
MBS/md/ml (For possible action)

RELATED INFORMATION:

APN:

162-21-503-007, 010, & 011

DEVIATIONS:

1. Reduce the separation between 2 existing freestanding signs to 80 feet where 100 feet is required (a 20% reduction).
2. Allow 2 animated (video units) signs where 1 is allowed per street for resort hotels.
3. All other deviations as shown per plans on file.

DESIGN REVIEWS:

1. Increase height of a proposed animated (video unit) sign to 54 feet where 50 feet is the standard (an 8% increase).
2. Increase area of proposed animated (video units) signs to 586 square feet where 150 square feet is permitted (a 391% increase).
3. Increase the number of animated (video units) signs to 2 where 1 is allowed per street for resort hotels.

LAND USE PLAN:

WINCHESTER/PARADISE – COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4178 and 4250 Koval Lane

- Site Acreage: 5.3
- Project Type: Animated signs
- Sign Height: 54.5 feet (video unit) and 35 feet (grain silo)
- Sign Square Feet: 993 square feet (video unit), 50 square feet (video unit attached to existing grain silo)

Site Plan

The site is the Ellis Island Casino, Restaurant, and Hotel which consists of 3 parcels with the northernmost parcel consisting of the existing casino building with restaurants and a parking garage. The remaining parcels consist of a 300 room hotel. Access to the site is provided by existing driveways from Koval Lane and Rochelle Avenue. A 54.5 foot high sign is located along Koval Lane on the parcel containing the Super 8 while a 35 foot high existing grain silo is located along Koval Lane on the parcel developed with the Ellis Island Casino. A third existing freestanding sign, with no proposed sign modifications, is located along Koval Lane on the same parcel containing the Ellis Island Casino.

Landscaping

All street and interior parking lot landscaping is existing and no additional landscaping is required.

Signage

The plan depicts an existing freestanding sign (grain silo) 35 feet in height. The modification of the sign (video unit) will be fixed to the surface of the sign and with an area of 50 square feet. The video unit will replace the existing "changeable reader boards" consisting of 35 square feet.

The modification of the sign consists of an overall area totaling 993 square feet with an overall height of 54.5 feet. Approximately 536 square feet of the sign will consist of a video unit while the remaining portion of the sign will contain a 77 square foot illuminated circular cabinet sign, and 2 sets of 3 rectangular sided illuminated cabinets (23 square feet each) located between the bottom of the video unit and the base of the sign. The bottom third of the sign consists of 410 square feet of existing signage and will remain.

Applicant's Justification

The applicant states the existing freestanding sign is 26 years old and the interior electrical components are outdated and need to be replaced. The cost to replace is comparable to the proposed remodel. Benefits of the remodel will reduce power consumption while enhancing the visual appeal of the sign. The remodel of the existing sign area will be reduced by approximately 87 square feet when compared to the existing sign.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0849-16	Reduce setback and distance from the right-of-way for a proposed outside dining and drinking area; permit alternative street landscaping; increase decorative wall height; design review for an outside dining and drinking area with additions and modifications to an existing casino and hotel	Pending action by BCC	January 2017

Application Number	Request	Action	Date
UC-0584-15	Temporary recreational facility (amusement ride) in conjunction with a hotel and casino – expired	Approved by BCC	February 2016
UC-1408-04 (ET-0346-07)	First extension of time to complete the redesign and expansion of an existing casino to a resort hotel – expired	Approved by BCC	December 2007
UC-1408-04	Redesign and expansion of an existing casino to a resort hotel including increased building height to 480 feet – expired	Approved by BCC	October 2004
UC-1583-97	Reduce parking and allow a roof sign in conjunction with a hotel and casino	Approved by PC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Convenience store & Platinum Resort Condos
South	Commercial Tourist	H-1	Tuscany Resort Hotel
East	Commercial Tourist	H-1	Undeveloped site approved for a resort hotel
West	Commercial Tourist	H-1	Parking lot & motion picture production studio with a temporary tent

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit & Deviations

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds the reduced separation between the existing freestanding signs is minimal and will not have a negative impact on the surrounding properties and land uses. Increasing the number of animated signs along Koval Lane will have minimal to no impact on the surrounding area. Therefore, staff can support this request.

Design Reviews

The increased area and height for the animated signs are consistent with similar approvals for other surrounding resort hotels in the immediate vicinity and will not negatively impact the subject property or the adjacent developments. Increasing the number of animated signs along Koval Lane will have minimal to no impact on the surrounding area. The proposed video units are compatible with the subject property and with the existing developments in the area along Las Vegas Boulevard South. Staff finds that the proposed signs comply with Urban Specific

Policy 20 of the Comprehensive Plan which states all signage should be compatible with building styles on-site and also with surrounding development. The signs are similar in size, scale, and design with other signs approved for resort hotels in the area. Therefore, staff recommends approval of the request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- No comment.

Building/Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Derek Demarest

CONTACT: Derek Demarest, High Impact Signs and Design, 5277 Cameron Street, Suite 130,
Las Vegas, NV 89118

FENCE
(TITLE 30)

SWENSON ST/TROPICANA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-0892-16 – FOLIAGE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an existing chain link fence as a buffer; and 2) increase fence height in conjunction with an existing liquor store on 0.8 acres in a C-2 (General Commercial) (AE-65) Zone.

Generally located on the east side of Palo Verde Road and the west side of Swenson Street, 660 feet south of Tropicana Avenue within Paradise. MBS/jvmcb (For possible action)

RELATED INFORMATION:

APN:
162-27-102-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an existing chain link fence adjacent to a less intense use where a decorative buffer wall is required.
2. Increase the height of an existing chain link fence to 8 feet where 6 feet is the maximum (a 34% increase).

LAND USE PLAN:
WINCHESTER/PARADISE – COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 5003 Swenson Street
- Site Acreage: 0.8
- Project Type: Existing chain link fence
- Fence Height: 8 feet

Summary

This application is to allow an existing 8 foot high chain link fence along the south property line where a 6 foot high decorative buffer wall is required. A previous application (ZC-0408-11) was approved to reduce the landscaping to a less intense use; however, the plans depicted a new CMU buffer wall along the south property line. As a result, the application did not include a waiver of development standards to allow the existing chain link fence.

Site Plan

The plan depicts an existing 4,000 square foot liquor store located near the center of the site along the south property line. Waivers of development standards for reduced setbacks, reduced height setback ratio, and reduced landscaping were made permanent with the previous zone change (ZC-0408-11), and therefore, apply to the subject design. The existing design includes a zero foot setback and a zero foot height setback ratio along the south property line. An existing 6 foot high block wall extends 40 feet to the east and west of the existing building along the south property line. An 8 foot high chain link fence, which was not shown on the plans for previous applications, is located on the remainder of the south property line.

Access to the site is from Palo Verde Road on the west side and Swenson Street on the east side. A 41 foot wide driveway with a median in the center to accommodate an existing off-premises advertising sign is located along the Swenson Street frontage.

Perpendicular parking spaces are located along the south property line on the east and west sides of the building, and 11 of the 26 spaces are 11 foot wide by 30 foot long to accommodate limousines. Five parking spaces are located along the north property line on the west side of the site, near Palo Verde Road. A trash enclosure is located along the north property line on the west side of the property, near the parking spaces. A 24 foot wide drive aisle is adjacent to the north side of the building.

Landscaping

Landscaping is installed on the east and west sides of the site adjacent to both driveways. A 4 foot 6 inch wide landscape area is shown along portions of the south property line, excluding the area adjacent to the 100 foot long building and the 107 foot long existing concrete drainage culvert on the east side of the site. Landscaping adjacent to a residential use (south) was waived with ZC-0408-11. Some landscaping is provided on the north side of the drainage culvert. Landscape materials include Texas Ebony Trees, Blue Palo Verde Trees, Desert Willow Trees, and a variety of shrubs and groundcover. Mojave Gold gravel is located in the landscape areas.

Applicant's Justification

According to the applicant, the plans for the site were approved with 40 foot long block walls on either side of the liquor store along the south property line. During the final inspection, the applicant was informed that the existing chain link fence along the remainder of the south property line would need to be replaced with a decorative block wall. However, landscaping is already installed along the south property line, and a block wall would require a further reduction in the landscape area adjacent to the residential use. In addition, an existing wood fence is located behind the chain link fence on the residential property, which acts as a visual buffer between the liquor store and the residential use.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0574-16	Animated monument sign in conjunction with a liquor store	Approved by BCC	November 2016
DR-0236-16	Liquor store	Approved by BCC	June 2016

Application Number	Request	Action	Date
DR-0700-15	Retail building with a waiver of conditions of a zone change (ZC-0408-11)	Approved by BCC	December 2015
ZC-0408-11 (ET-0115-14)	Second extension of time to commence and review a temporary commercial office	Approved by BCC	December 2014
ZC-0408-11 (ET-0117-13)	First extension of time to commence and review the use permit, waivers of development standards, and design review for a retail building	Approved by BCC	January 2014
ZC-0408-11	Reclassified the site to C-2 zoning for a retail building with a use permit for a temporary commercial office and waivers of development standards to reduce setbacks, height/setback ratio, and landscaping	Approved by BCC	November 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-4	Communication facility
South	Commercial General	R-4	Apartment complex
East	Public Facilities	R-F	UNLV property
West	Commercial General	C-2	Retail and offices

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

A decorative buffer wall between a commercial property and a less intense use is required by Code to reduce negative acoustic and visual impacts on the adjacent property. In this case, the buffer wall could help mitigate noise and visual impacts from the activities at the liquor store and in the parking lot, especially in the evening and nighttime hours. Staff finds that the existing combination of a chain link fence and wood fence (located on the residential property) will not accomplish the same screening and buffering effect as a decorative block wall.

The Comprehensive Plan also supports mitigating design elements between non-compatible uses. For example, Urban Land Use Policy 32 encourages specific buffering between existing residential areas and more intense land uses. Buffering should take place on the parcel with the higher intensity designation. In addition, Policy 64 encourages appropriate buffers and landscaping to be integrated into all commercial development.

Moreover, the chain link fence was not shown on previous plans nor indicated to staff as a desired element that would remain on the site. If the chain link fence was considered with previous applications, the waivers of development standards to reduce landscaping to a less intense use along the south property line might not have been approved. Therefore, staff finds a buffer wall to be appropriate and necessary to protect the existing residences from the more intense uses associated with the existing liquor store.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- No comment.

Building/Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Foliage, LLC

CONTACT: Sam Hamika, 5164 Mountain Foliage Drive, Las Vegas, NV 89148